081.0	0001	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	821,600 /	821,600
					USE VALUE:	821,600 /	821,600
					ASSESSED:	821,600 /	821,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THARAUD JEROME P & REBECCA F
Owner 2:	
Owner 3:	
Street 1:	12 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	METZGER MARK K -
Owner 2:	-
Street 1:	12 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Clapboard Exterior and 2674 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5574.000	410,500		411,100	821,600
Total Card	0.128	410,500		411,100	821,600
Total Parcel	0.128	410,500		411,100	821,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.26 | /Parcel: 307.26

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	50045
GIS Ref	
GIS Ref	
Insp Date	10/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 081.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	410,500	0	5,574.	411,100	821,600		Year end	12/23/2021
2021	101	FV	397,900	0	5,574.	411,100	809,000		Year End Roll	12/10/2020
2020	101	FV	397,600	0	5,574.	411,100	808,700	808,700	Year End Roll	12/18/2019
2019	101	FV	324,700	0	5,574.	416,900	741,600	741,600	Year End Roll	1/3/2019
2018	101	FV	324,700	0	5,574.	311,200	635,900	635,900	Year End Roll	12/20/2017
2017	101	FV	321,000	0	5,574.	281,900	602,900	602,900	Year End Roll	1/3/2017
2016	101	FV	282,900	0	5,574.	270,100	553,000	553,000	Year End	1/4/2016
2015	101	FV	268,100	0	5,574.	229,000	497,100	497,100	Year End Roll	12/11/2014

!6544!

PRINT

Date	Time
12/30/21	04:05:16

LAST REV

Date	Time
07/31/19	09:11:57
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6544

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
METZGER MARK K,	67585-82		7/8/2016		750,000	No	No		
FITZGERALD KEVI	30364-265		6/30/1999		348,000	No	No		
	12635-417		5/23/1974		36,000	No	No		N

USER DEFINED

Prior Id # 1:	50045
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2018	1219	Add Bath	21,005	C				
7/20/2010	848	Siding	15,900					REPL EXISTG DECK /

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	Inspected	BS	Barbara S
10/2/2018	MEAS&NOTICE	BS	Barbara S
3/6/2017	SQ Returned	MM	Mary M
4/16/2009	Inspected	189	PATRIOT
4/1/2009	Measured	372	PATRIOT
1/12/2000	Meas/Inspect	264	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5574		Sq. Ft.	Site		0	70.	1.05	5									411,055						411,100	

Total AC/HA:	0.12796	Total SF/SM:	5574	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,055	Spl Credit		Total:	411,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07101035
Const Adj.:	1.04968500
Adj $ / SQ:	146.149
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	504254
Depreciation:	93791
Depreciated Total:	410463

COMMENTS

PDAS, GOOD VIEW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

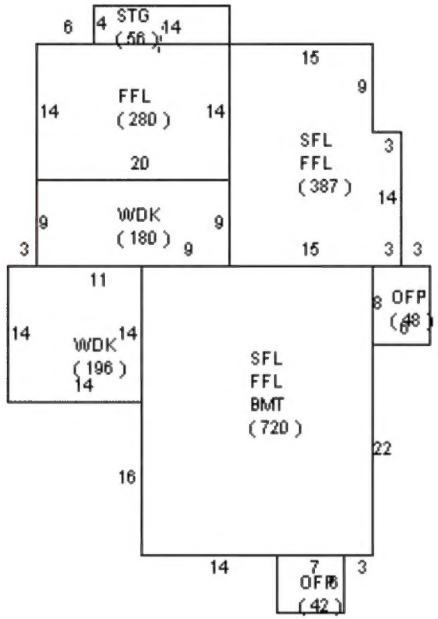
No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.15
Special Features:	0	Val/Su Net:	109.88
Final Total:	410500	Val/Su SzAd	164.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,387	146.150	202,709
SFL	Second Floor	1,107	146.150	161,787
BMT	Basement	720	52.070	37,487
WDK	Deck	376	9.090	3,418
OFP	Open Porch	90	36.560	3,291
STG	Storage	56	10.050	563

Net Sketched Area:	3,736			Total:	409,255
Size Ad	2494	Gross Area	3736	FinArea	2674

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: